

EXHIBIT B - CONDITIONS OF APPROVAL
DRC2013-00079 Price Hinds Plaza LLC
(Oceano Community Farmers Market)

Approved Development

1. This approval authorizes:
 - a. A community farmers' market, limited to the sale of food and produce items, including raw and prepared foodstuffs, plants, cut flowers and a small portion of homemade goods, to be held weekly on Saturday afternoons (four hour maximum including set up and break down) at 1341 Paso Robles Street, Oceano;
 - b. Four, one-day community events (temporary events) in a year to be held at the subject site, 1341 Paso Robles Street, Oceano.

On-going conditions of approval (valid for the life of the project)

Hours of Operation

2. The market is limited to daylight hours only, with all sales facilities, signs and any related vehicles removed from the site at the close of the market.

Food sales

3. Prior to holding the farmers' market, the operator shall obtain all required Environmental Health Department permits and ensure all participants have the necessary permits.

Signs

4. Banners, signs, decorative materials and helium or other air filled objects shall not be posted more than 30 days preceding the event, shall be removed within seven days following the event, and are limited to a maximum aggregate area of 100 square feet per site in compliance with Section 22.20.040 Temporary sales and events. Temporary signs proposed in the County road right-of-way will require an encroachment permit from County Department of Public Works.
5. Signs for sales from vehicles are limited to a maximum aggregate area of 20 square feet.

Parking

6. Prior to any special event associated with the farmer's market, the applicant shall submit an approved/signed lease agreement and/or parking use permit to the Department of Planning and Building for review and approval to use the maximum parking area allowed by Oceano Community Services District.

Amplified Sound

7. Outdoor amplified music and sound is limited to a maximum 70 dB at all property lines and shall not be allowed separate from the Farmers' Market or during any nighttime hours.

Recycling

8. The applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

Miscellaneous

9. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
10. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a community farmer's market is held on the site.
11. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.